

RESOLUTION NO. 1272

A RESOLUTION OF THE CITY OF DES MOINES, WASHINGTON granting an extension to submit the final plat documents for the preliminary modified subdivision entitled "Highline View Estates".

WHEREAS, Lakeridge Development, Inc., the owner of the real property in the City of Des Moines, filed an application on January 31, 2007 for a preliminary modified subdivision, and

WHEREAS, the City Council, approved the preliminary plat for the Highline View Estates subdivision on July 3, 2008, and

WHEREAS, DMMC 17.10.210(1) requires that the applicant shall submit a final plat to the Planning, Building, and Public Works Department within five years following the date the preliminary subdivision was approved or the preliminary subdivision approval shall be deemed void and any development rights that have vested in the applicant shall be considered abandoned, and

WHEREAS, RCW 58.17.140(3)(a) extends the deadline for final plat submittal to seven years for subdivisions with preliminary plat approval on or before December 31, 2014, and

WHEREAS, DMMC 17.10.210(2) allows the applicant to request to extend the preliminary subdivision approval for up to one additional year; provided that the request must be delivered in writing to the community development department at least 30 days prior to expiration of the five-year period and the applicant has attempted in good faith to submit the final plat within the designated time period, and

WHEREAS, the approved preliminary plat for the Highline View Estates subdivision will expire on July 3, 2015, unless an extension is granted by the City, and

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. Extension granted. A one-year extension is hereby granted by the Des Moines City Council for the modified subdivision entitled "Highline View Estates" requiring the final plat documents to be submitted to Planning, Building, and Public Works Department by July 3, 2016 as authorized in DMMC 17.10.210(2).

Sec. 2. Findings of fact. The following findings of fact are adopted by the City Council in support of its decision to

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planning official shall distribute the resolution to the applicant, and to each person who submitted timely written or oral testimony to the City Council for inclusion in the record.

ADOPTED BY the City Council of the City of Des Moines, Washington this 24th day of July, 2014 and signed in authentication thereof this 24th day of July, 2014.


M A Y O R

APPROVED AS TO FORM:


Assistant City Attorney

ATTEST:


City Clerk

LAKERIDGE DEVELOPMENT I, LLC
PO Box 146 Renton, WA 98057

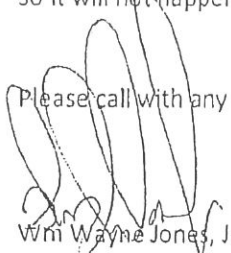
Laura Techico
Senior Planner
City of Des Moines
21630 11th Ave. South
Des Moines, WA 98198-6398

Re: Highline View Estates LUA 07-00

Dear Mss Techico;

We request a one year extension for the preliminary approval for Highline View Estates. We are in the process of going through the wetlands review with the Corps of Engineers and they are quite backlogged so it will not happen in time for this construction season.

Please call with any questions.



Wm Wayne Jones, Jr.,

206-399-7400
wanynejonesjr@gmail.com

Exhibit A

LAKERIDGE DEVELOPMENT I, LLC
PO Box 146 Renton, WA 98057

July 8, 2014

Laura Techico
Senior Planner
City of Des Moines
21630 11th Ave. South
Des Moines, WA 98198-6398

Re: Highline View Estates LUA 07-00

Dear Mss Techico;

We request a one year extension for the preliminary approval for Highline View Estates. I have been talking to Suzanne Anderson with Army Corps of Engineers about the identified wetlands on Highline View Estates. She is the person in charge of all Corps permit in our area. There are two options to getting their approval for the wetland fill. One is to go through the 404 permit application. She informed me that they are very busy and that unfortunately plats take low priority as they have a backlog of State, County and Tribal projects they are working on. She said her preference would be to use King County's fee-in-lieu mitigation system. This system assigns a value on the wetlands to be filled on a per square foot or acre basis and apply those funds toward the construction of a much larger wetland area somewhere else. Their feeling is that a one large wetland in a degraded area does more good than several of the 400 or 500 s.f. wetlands that were probably created by drainage issues.

We would be working with King County's Natural Resources Mitigation Reserves Program. Since the City has not worked with King county on this program before the City would have to have an agreement County to proceed.

Michael Murphy is the program director for this program.
michael.murphy@kingcounty.gov 206-477-4781.

We would probably be working mostly with Lori Bryant.
Lori.Bryant@kingcounty.gov 206-477-4776.

We request a one year time extension for the plat to work these issues out.

Please call with any questions.

Wm Wayne Jones, Jr,

206-399-7400
wanynejonesjr@gmail.com

Exhibit B